

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 15
	TO LEASE NO. GS-11B-02030
ADDRESS OF PREMISES: 1717 H Street, NW Washington, DC 20006	PDN Number: N/A

THIS AMENDMENT is made and entered into between

whose address is: Matomic Operating Co.
2122 Massachusetts Avenue, NW, Suite 12
Washington, DC 20008-2895

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease. .

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective June 16, 2018 as follows:

This Lease Amendment (LA) is hereby issued to extend Lease LDC02030 for a period of 42 months, from June 16, 2018 to December 15, 2021 for 60,000 BRSF/53,386 ABOA SF of office and related space on the entire 4th and 5th floors of the building at 1717 H Street, NW, Washington, DC.

1. Effective June 16, 2018, the annual rent shall be \$2,838,131.20 payable at a rate of \$236,510.93 per month in arrears, or \$47.30/BRSF.
2. The Government shall continue to pay operating cost adjustments per the Lease. The Real Estate Taxes shall continue to be paid per the base set forth in LA 13 (Real Estate Tax base year 10/1/2008 – 9/30/2009 = \$2,123,542.40). The Government's percentage of occupancy shall remain 18.86% based on 60,000 BRSF/318,085 BRSF.
3. Per LA 14, there is no outstanding TIA associated with this Lease. All outstanding TIA obligations have been settled.
4. If Lessor is the Successful Offeror of the longer term, follow-on Full and Open procurement, Landlord shall agree to terminate Lease, beginning any time after the 36 months and concurrently enter into a superseding lease at the new Full and Open competed lease terms.
5. The Government accepts and shall continue to occupy the Premises in its current, as-is condition, and the Lessor shall have no obligation to make any structural, painting, floor covering or other improvements in or to any part of the Premises or the building in connection with this Lease Amendment or the extension period (except that the same shall not relive the Lessor from future alterations, repairs, maintenance, replacements or other obligations specifically identified as Lessor's general maintenance obligations in the Lease, which shall continue to be performed in accordance with the standards set forth in the Lease). There shall be no tenant improvement or other allowances being provided in connection with this Lease Amendment or the extension period.

This document will not constitute a payment until the date of execution by the Government. As a result, even though payments will be made retroactively, no rental payments are due under this agreement until (30) days after the date of execution.

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: (b) (6)
Name: Patricia Ann Palumbo
Title: Vice President
Entity Name: Matamoras Operating Company
Date: September 10, 2018

FOR THE GOVERNMENT:

Signature: (b) (6)
Name: Stenn Haevey
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 09/19/18

WITNESSED FOR THE LESSOR BY:

Signature: (b) (6)
Name: JASEDA SELLERS
Title: EXECUTIVE
Date: September 10, 2018

INITIALS: _____ & _____
LESSOR GOV'T